

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- June 16, 2023

121 N. LaSalle, Second Floor, City Council Chambers

Approval of the minutes from the May 19, 2023, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the June 16, 2023, regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

167-22-S	ZONING DISTRICT: B3-3	WARD: 44
APPLICANT:	3440 Broadway, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3440 N. Broadway	
SUBJECT:	Application for a special use to establish a seven-story hotel with a maximum of one hundred seventy-six rooms, sixty parking spaces and ground floor retail use.	

REGULAR CALL

162-23-Z	ZONING DISTRICT: RS-3	WARD: 38
APPLICANT:	4644 Inc.	
OWNER:	Halina Sedemaier	
PREMISES AFFECTED:	4644 N. Central Avenue	
SUBJECT:	Application for a variation to expand an existing non-conforming tavern use to include retail food service on the ground floor of an existing two-story building.	

163-23-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	Phantom Troupe Tattoos, LLC	
OWNER:	Fox Chicago, LLC	
PREMISES AFFECTED:	1734 W. 18th Street	
SUBJECT:	Application for a special use to establish a body art service (tattoo shop).	

164-23-Z	ZONING DISTRICT: RT-4	WARD: 7
APPLICANT:	Jesse Sykes	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7828 S. Colfax Avenue	
SUBJECT:	Application for a variation to reduce the lot area per unit from the required 1,000 square feet to 931.88 square feet to convert and existing three-story, three dwelling unit building to a four dwelling unit building.	

171-23-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Gretchen A. Steele & James Christopher Wate	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2230 N. Central Park Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2.4' to 1.17'; (south to be 3.41') combined side yard setback from 6' to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family residence.	
 172-23-Z	 ZONING DISTRICT: C1-1	 WARD: 21
APPLICANT:	Superior Club, Inc. dba B'Z Sports Bar and Grill	
OWNER:	Chicago Title and Trust # 8002377815	
PREMISES AFFECTED:	12001-03 S. Halsted Street	
SUBJECT:	Application for a variation to establish a public place of amusement license for the proposed event space which is located with 125' of a residential district.	
 173-23-Z	 ZONING DISTRICT: RT-4	 WARD: 43
APPLICANT:	Vikas Wadhwa	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1875 N. Bissell Street	
SUBJECT:	Application for a variation to increase the floor area ratio from the existing 3,693 square feet to 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building.	
 174-23-Z	 ZONING DISTRICT: RT-4	 WARD: 43
APPLICANT:	Vikhas Wadhwa	
OWNER:	same as applicant	
PREMISES AFFECTED:	1875 N. Bissell Street	
SUBJECT:	Application for a variation to reduce the south side setback from the required 2.41' to zero for a proposed third floor addition to the existing two-story, two dwelling unit building.	
 175-23-Z	 ZONING DISTRICT: RT-3.5	 WARD: 36
APPLICANT:	Michael and Genevieve D'Aquila	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1863 W. Race Avenue	
SUBJECT:	Application for a variation to increase the maximum building height from 35' to 36.5' for a proposed three-story, single-family residence with an attached two-car garage.	

176-23-Z	ZONING DISTRICT: RT-3.5	WARD: 36
APPLICANT:	Michael and Genevieve D' Aquila	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1863 W. Race Street	
SUBJECT:	Application for a variation to reduce the east side setback from the required 3.84' to zero, (west to be 4.83') combined side yard setback from 9.6' to 4.83', rear setback from 30' to 8' for a proposed three-story, single-family residence with first floor open deck and an attached two car garage.	
 177-23-Z	 ZONING DISTRICT: RT-3.5	 WARD: 36
APPLICANT:	Michael and Genevieve D' Aquila	
OWNER:	Same applicant	
PREMISES AFFECTED:	1863 W. Race Avenue	
SUBJECT:	Application for a variation to relocate rear yard open space of 280.8 square feet to an accessory building roof top deck for a proposed three-story, single-family residence and an attached two car garage with a roof top garage with a rooftop access stair on the west elevation.	
 178-23-Z	 ZONING DISTRICT: RT-4	 WARD: 28
APPLICANT:	East Douglas Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1356 S. Fairfield Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,951 square feet for a proposed three-story, three dwelling unit building.	
 179-23-Z	 ZONING DISTRICT: RT-4	 WARD: 28
APPLICANT:	East Douglas Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1358 S. Fairfield Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,951 square feet for a proposed three-story, three dwelling unit building.	
 180-23-S	 ZONING DISTRICT: RS-3	 WARD: 21
APPLICANT:	Branch House, LLC	
OWNER:	JB Easy To Move Properties, LLC	
PREMISES AFFECTED:	12124 S. Normal Avenue	
SUBJECT:	Application for a special use to establish a transitional residence which is located within an RS-3 residential district.	

191-23-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	J. Gary Fencik Trustee	
OWNER:	Declaration of trust J. Gary Fencik dated 7/1/84	
PREMISES AFFECTED:	1134 W. Schubert Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 23.78' to 4.33' for a proposed one-story side addition with an attached one car garage for the existing two-story, single-family residence.	

2:00 P.M.

192-23-S	ZONING DISTRICT: B3-2	WARD: 26
APPLICANT:	Jeremy Vallandigham	
OWNER:	US Bank Trust # 29944dtd 7/15/92	
PREMISES AFFECTED:	2651 W. North Avenue	
SUBJECT:	Application for a special use to establish a body art service (tattoo and body piercing).	

193-23-S	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Rowan, Inc.	
OWNER:	VG Crown, LLC	
PREMISES AFFECTED:	2007 N. Sheffield Avenue	
SUBJECT:	Application for a special use to establish a body art / body piercing service (ear piercing only).	

194-23-S	ZONING DISTRICT: B3-1	WARD: 19
APPLICANT:	Mystic, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10649 S. Pulaski Road	
SUBJECT:	Application for a special use to establish an outdoor patio to serve an existing tavern.	

195-23-S	ZONING DISTRICT: C1-1	WARD: 6
APPLICANT:	Mid City Food & Fuel, Inc.	
OWNER:	Joliet Fuel & Mini Mart Inc.	
PREMISES AFFECTED:	7051 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish a one-story gas station with mini mart.	

196-23-S	ZONING DISTRICT: B1-2	WARD: 17
APPLICANT:	GRO Community NFP	
OWNER:	Lockwood Holdings, LLC	
PREMISES AFFECTED:	1462 W. 79th Street	
SUBJECT:	Application for a special use to establish a transitional residence, independent housing program in an existing four-story building with ground floor commercial use and three dwelling units above. There will be a total of twelve adult male residents served in the top three floors.	

197-23-S	ZONING DISTRICT: RS-3	WARD: 9
APPLICANT:	GRO Community NFP	
OWNER:	Same as applicant	
PREMISES AFFECTED:	221 W. 109th Street	
SUBJECT:	Application for a special use to establish a transitional residence for a maximum of eight men in an existing one-story building and existing rear two-story, building.	
 198-23-Z	 ZONING DISTRICT: C1-2	 WARD: 24
APPLICANT:	Elite Labor Services Ltd.	
OWNER:	T& J Investors, LLC	
PREMISES AFFECTED:	3138 W. Cermak Road, 1st Floor Unit D	
SUBJECT:	Application for a variation to reduce the number of off-street parking spaces for a transit served location from five to zero.	
 199-23-S	 ZONING DISTRICT: C1-2/M1-2	 WARD: 20
APPLICANT:	Project Hood Communities Development Corporation	
OWNER:	New Beginnings Church of Chicago	
PREMISES AFFECTED:	6620 South Martin Luther King Jr Drive	
SUBJECT:	Application for a special use to authorize 22 vehicular parking spaces out of an existing 121 off-street parking space lot to serve as off-site required accessory parking for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.	
 200-23-Z	 ZONING DISTRICT: C1-2/M1-2	 WARD: 20
APPLICANT:	Project Hood Communities Development Corporation	
OWNER:	New Beginnings Church of Chicago	
PREMISES AFFECTED:	6620 South Martin Luther King Jr Drive	
SUBJECT:	Application for a variation to allow a shared parking arrangement in which two or more non-residential uses with different peak parking demands use the same parking spaces to meet the parking requirements for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.	
 201-23-S	 ZONING DISTRICT: C1-2	 WARD: 20
APPLICANT:	Project Hood Communities Development Corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6601-27 South Martin Luther King Jr Drive	
SUBJECT:	Application for a special use to establish a community center and trade school in the proposed three and four story multi-use building.	
 202-23-Z	 ZONING DISTRICT: C1-2	 WARD: 20
APPLICANT:	Project Hood Communities Development Corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6601-27 South Martin Luther King Jr Drive	
SUBJECT:	Application for a variation to reduce the off-street loading requirement from one to zero in order to allow for the establishment of a community center and trade school in the proposed three and four story multi-use building.	

CONTINUANCES

13-23-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Maria Black Gold 721, Inc.	
OWNER:	59th Property, LLC	
PREMISES AFFECTED:	72 E. 51st Street	
SUBJECT:	Application for a special use to establish a gas station.	
14-23-Z	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Maria Black Gold 721, Inc.	
OWNER:	59th Property, LLC	
PREMISES AFFECTED:	72 E. 51st Street	
SUBJECT:	Application for a variation to reduce the minimum lot area for a proposed gas station from the required 20,000 square feet to 15,975.5 square feet.	
44-23-S	ZONING DISTRICT: C1-2	WARD: 33
APPLICANT:	2925 W Montrose, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4343 N. Richmond Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building and rear six car garage.	
45-23-Z	ZONING DISTRICT: C1-2	WARD: 33
APPLICANT:	2925 W Montrose, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4343 N. Richmond Street	
SUBJECT:	Application for a variation to reduce the north and south side setback from the required 3.94' to zero, combined side yard setback from 9.84' to zero for a proposed three-story, six dwelling unit building and rear six car garage.	
46-23-S	ZONING DISTRICT: C1-2	WARD: 33
APPLICANT:	2925 W Montrose, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4347 N. Richmond Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with a rear six car garage.	
47-23-S	ZONING DISTRICT: C1-2	WARD: 33
APPLICANT:	2925 W Montrose, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4353 N. Richmond Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with rear six car garage.	

58-23-S

ZONING DISTRICT: C1-2

WARD: 24

APPLICANT:

Elite Labor Services Ltd.

OWNER:

T & J Investors, LLC

PREMISES AFFECTED:

3138 W. Cermak Road, 1st Floor Unit D

SUBJECT:

Application for a special use to establish a day labor employment agency.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 49-23-Z, 50-23-Z, and 133-23-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its May 19, 2023 regular meeting.

Adjournment.